

085.0

0005

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

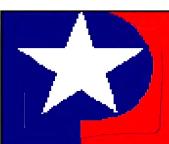
688,900 / 688,900

USE VALUE:

688,900 / 688,900

ASSESSED:

688,900 / 688,900

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
2		CRESCENT HILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PHILLIPS WALTER & JAYE

Owner 2:

Owner 3:

Street 1: 2 CRESCENT HILL AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02474	Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .135 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1900, having primarily Clapboard Exterior and 1930 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5885		Sq. Ft.	Site		0	70.	1.01	6									417,585						417,600	

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct			
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value										
101	5885.000	271,300		417,600	688,900										
Total Card	0.135	271,300		417,600	688,900					Entered Lot Size					
Total Parcel	0.135	271,300		417,600	688,900					Total Land:					
Source:	Market Adj Cost		Total Value per SQ unit /Card:	356.94	/Parcel: 356.94					Land Unit Type:					

PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT								Parcel ID		085.0-0005-0013.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	101	FV	271,300	0	5,885.	417,600	688,900		Year end	12/23/2021	
2021	101	FV	262,700	0	5,885.	417,600	680,300		Year End Roll	12/10/2020	
2020	101	FV	262,700	0	5,885.	417,600	680,300	680,300	Year End Roll	12/18/2019	
2019	101	FV	208,500	0	5,885.	411,600	620,100	620,100	Year End Roll	1/3/2019	
2018	101	FV	215,500	0	5,885.	316,200	531,700	531,700	Year End Roll	12/20/2017	
2017	101	FV	215,500	0	5,885.	298,300	513,800	513,800	Year End Roll	1/3/2017	
2016	101	FV	215,500	0	5,885.	274,400	489,900	489,900	Year End	1/4/2016	
2015	101	FV	203,200	0	5,885.	256,500	459,700	459,700	Year End Roll	12/11/2014	

SALES INFORMATION

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12272-494		8/23/1972		28,000	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/30/2018	MEAS&NOTICE	BS	Barbara S
12/11/2008	Meas/Inspect	189	PATRIOT
11/1/2000	Hearing Chag	201	PATRIOT
10/26/2000	Inspected	189	PATRIOT
3/27/2000	Missed Appt.	276	PATRIOT
1/20/2000	Mailer Sent		
1/20/2000	Measured	276	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA _____

